165.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,000 / 926,000
					USE VALUE:	926,000 / 926,000
					ASSESSED:	926,000 / 926,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96	-98	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO JOSEPH A/ TRUSTEE
Owner 2:	96-98 APPLETON STREET REALTY
Owner 3:	TRUST
Street 1:	127 VEST WAY
Street 2:	
Twn/City:	NORTH ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01845 Type:

PREVIOUS OWNER

Owner 1:	CURRY JAMES M -
Owner 2:	-
Street 1:	96 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,313 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Asbestos Exterior and 3228 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7313.000	478,400		447,600	926,000
Total Card	0.168	478,400		447,600	926,000
Total Parcel	0.168	478,400		447,600	926,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.86 | /Parcel: 286.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108975

GIS Ref

GIS Ref

Insp Date 07/28/18

!12750!

PREVIOUS ASSESSMENT

Parcel ID 165.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	478,900	0	7,313.	447,600	926,500	926,500	Year End Roll	12/18/2019
2019	104	FV	366,400	0	7,313.	447,600	814,000	814,000	Year End Roll	1/3/2019
2018	104	FV	367,300	0	7,313.	396,400	763,700	763,700	Year End Roll	12/20/2017
2017	104	FV	343,800	0	7,313.	332,500	676,300	676,300	Year End Roll	1/3/2017
2016	104	FV	343,800	0	7,313.	332,500	676,300	676,300	Year End	1/4/2016
2015	104	FV	305,200	0	7,313.	287,700	592,900	592,900	Year End Roll	12/11/2014
2014	104	FV	305,200	0	7,313.	278,100	583,300	583,300	Year End Roll	12/16/2013
2013	104	FV	318,000	0	7,313.	264,700	582,700	582,700		12/13/2012

PRINT

Date	Time
12/11/20	02:48:21

LAST REV

Date	Time
08/11/20	14:48:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURRY JAMES M ,	74911-465	1	6/17/2020	Change>Sale	800,000	No	No		
CURRY JOHN F &	48458-283		11/8/2006	Family	300,000	No	No		Margie Curry dod 4/11/2020
	8809-57		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	108975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	706	Renovate	364,000	O				
9/19/2006	790	Re-Roof	9,875					

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
7/28/2018	Inspected	HS	Hanne S
6/25/2018	MEAS&NOTICE	CC	Chris C
11/12/2008	Meas/Inspect	355	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7313		Sq. Ft.	Site		0	70.	0.87	8									447,573						447,600	

Total AC/HA: 0.16788 | Total SF/SM: 7313 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 447,573 | Spl Credit | Total: 447,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97527874
Const Adj.:	0.94040596
Adj $ / SQ:	155.917
Other Features:	99500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	742815
Depreciation:	264442
Depreciated Total:	478373

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

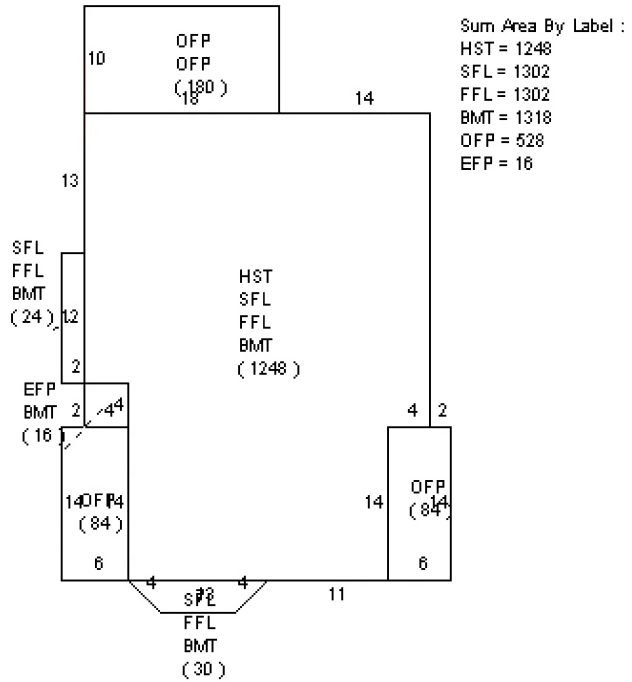
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.51
Special Features:	0	Val/Su Net:	93.99
Final Total:	478400	Val/Su SzAd	148.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,318	46.780	61,650
FFL	First Floor	1,302	155.920	203,004
SFL	Second Floor	1,302	155.920	203,004
HST	Half Story	624	155.920	97,292
OFP	Open Porch	528	18.460	9,744
EFP	Enclos Porch	16	68.270	1,092
	Net Sketched Area:	5,090	Total:	575,786
Size Ad	3228	Gross Are	5714	FinArea 3228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	